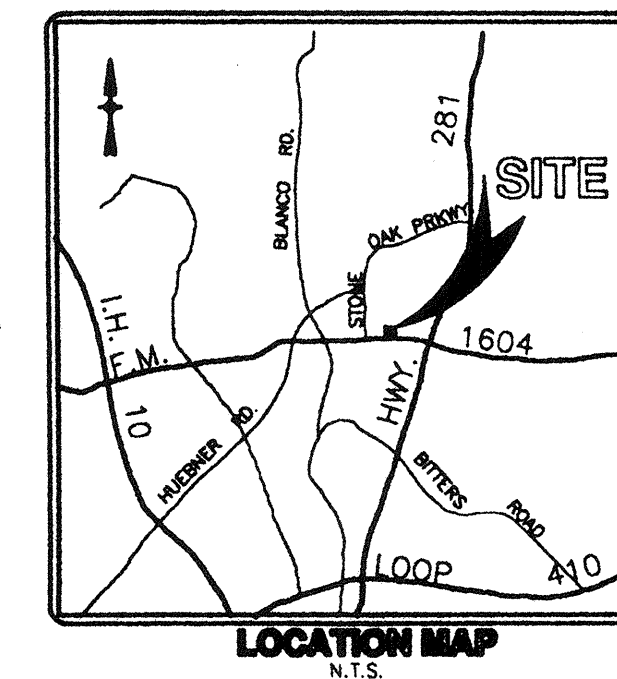


D.R.P.

Permit # 492.

Starts Nov 5, 1996.
until expired w/lot
Expires future commitment

Issued by: *ll*



PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

Date: 1-18-95

File # 447

Signed: *D. P. [Signature]*

DEC 9 PM 4:29
CITY OF SAN ANTONIO
OFFICE OF DIRECTOR
DEPT. OF PLANNING
DIVISION OF PLANNING

RECEIVED
01 MAR -9 PM 2:03
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

RECEIVED
94 DEC 20 PM 3:54
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

DEVELOPER: KEITH BRUCE, PASTOR
SHEARER HILLS BAPTIST CHURCH
802 OBLATE
SAN ANTONIO, TEXAS 78216

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
9310 BROADWAY, BLDG II
SAN ANTONIO, TEXAS 78217

GENERAL INFORMATION

1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM.
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM.
3. ELECTRIC SERVICE BY CITY PUBLIC SERVICE.
4. GAS SERVICE BY CITY PUBLIC SERVICE.
5. BASED ON A REVIEW OF CURRENT FIRM INFORMATION
THERE ARE NO FEMA 100 YR. FLOOD PLAINS
ON THIS PROPERTY.

SHEARER HILLS SUBDIVISION
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN
P.O.A.D.P.

JOB NO. 3542-00

DATE 12-14-94

DESIGNER JAF

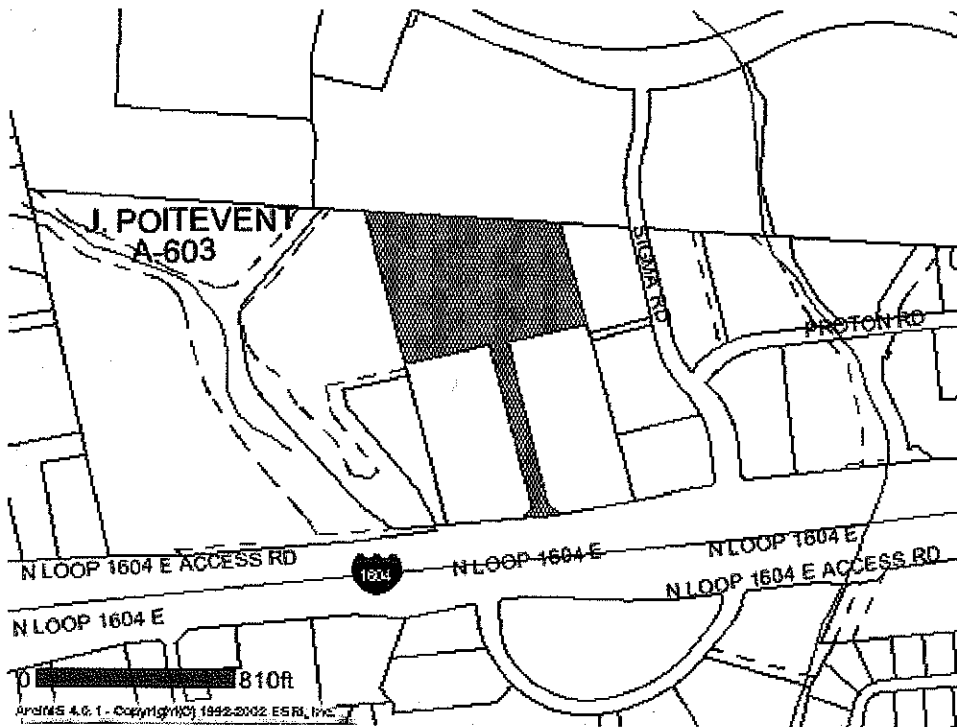
CHECKED JAF DRAWN RV

SHEET OF

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY, BUILDING II
210-824-9494

VRP# 04-12-033



CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 DEC -9 PM 4:23



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 DEC -9 PM 4:15

file ✓

Permit File: # 04-12-033
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Koontz/McCombs 1, Ltd. Phone: 826-2600 Fax: _____

Address: 755 E. Mulberry Ave., Ste. 100, San Antonio, TX Zip code: 78212

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9010

Address: 555 E. Ramsey, San Antonio, TX Zip code: 78216

1. Name of Project: Twin Oaks 3
2. Site location or address of Project: Loop 1604 near Sigma Road and Stone Oak Parkway
3. Council District 9 ETJ Over Edward's Aquifer Recharge? () yes & () no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.
Multi-Family/Commercial as indicated on the Preliminary Overall Area Development Plan
5. What is the date the applicant claims rights vested for this Project? January 18, 1995
6. What, if any, construction or related actions have taken place on the property since that date?
Construction of two office building on Unit I

Permit File # 04-12-033

7. By what means does the applicant claim rights vested for this Project? Please specify all that may be applicable.

• **PERMIT**

Type of Permit: Development Rights Permit Date of Application: _____

Permit Number: 492 Date issued: _____

Expiration Date: Until expired Acreage: 22

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Shearer Hills Subdivision POADP # 447

Date accepted: Jan. 18, 1995 Expiration Date: 7-19-96 MDP Size: 22 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol/Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

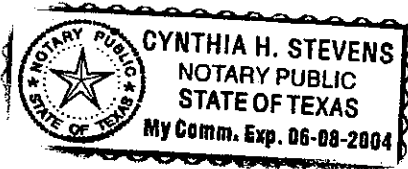
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: BART C. KOONTZ Signature: [Signature] Date: 12-9-03

Sworn to and subscribed before me by BART C. KOONTZ on this 9th day of December in the year 2003, to certify which witness my hand and seal of office.



Permit File # 04-12-033
Cynthia H. Stevens
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: Maly

Date: 1/26/04

Comments: No Action 12/22/03

ATTORNEY NEEDS THE FOLLOWING:

- 1.) Specific project for which Uteal Rights are
claimed
- 2.) Uteal - Family/Commercial is too vague for
use in the determination.
- 3.) Need precise project referenced in the
application in order to make a
determination.

AS OF 1-18-95 AS
SHOWN ON P.O.A.D.P. # 447



City of San Antonio

Vested Rights Permit APPLICATION

Permit File: # 04-12-033

RECOMMENDATION OF THE CITY ATTORNEY'S OFFICE

CONFIDENTIAL ATTORNEY-CLIENT COMMUNICATION

*Not Subject To Disclosure
Under Any Open Records or Public Disclosure Law*

The City Attorney's Office recommends the Planning Department decide this application in the following manner:

☐ Approval

☐ Disapproval

Again, this is the recommendation of the City Attorney's Office. It is not and shall not be taken as nor substituted for the decision of the Planning Department.

Reviewed By: _____ Date: _____
Assistant City Attorney

Comments:

IF POAD P was secured by a plat, then
AS OF 1-18-95 for Apartment complex

LAW OFFICES OF
KAUFMAN & ASSOCIATES, INC.

1250 Frost Bank Tower
100 West Houston Street
SAN ANTONIO, TEXAS 78205-1457
TELE: (210) 227-2000 FAX: (210) 227-2001
www.kaufmanassoc.com

file
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

04 JAN 14 AM 11:24

January 12, 2004

Mr. Michael Herrera
Special Projects Coordinator
Planning Department
City of San Antonio
1901 South Alamo Street
San Antonio, Texas 78283

VIA HAND DELIVERY

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
3rd Floor, City Hall
100 South Flores Street
San Antonio, Texas 78283

RE: Three Twin Oaks Vested Rights Permit Application
VRP No. 04-12-033
Supplemental Information

Dear Messrs. Herrera & Shute:

Per Mr. Herrera's request, I have included the requested supplemental information for the Three Twin Oaks Vested Rights Permit Application, number 04-12-033.

The Comments on the Application were:

Attorney needs the following:

- 1.1 Specific project for which Vested Rights are claimed.*
- 2.1 Multi-family/commercial is too vague for use in the evaluation.*
- 3.1 Need precise project referenced in the application in order to make a determination.*

The Twin Oaks Three project is Unit 2 of the POADP. Unit 1 was commercial development, and consisted of office buildings. Unit 2 was designated multi-family/commercial on the POADP. The anticipated development of Unit 2 (Twin Oaks 3) is multi-family. The project would include a number of apartment buildings, each with individual dwelling units. This was the project as anticipated in 1995, when the POADP was prepared.

If there is any additional information, documentation, or exhibits that we can provide that will assist you in your review of this application, please do not hesitate to call me at 227-2000, extension 17.

Thank you for your assistance in this matter.

Mr. Michael Herrera
Mr. Tom Shute
VRP No. 04-12-033
January 12, 2004
Page 2

Sincerely,

KAUFMAN & ASSOCIATES, INC.

By: 
Rob Killen

X:\2700-2860\2732\007\Ltr - TO 3 Supp.doc

KOONTZ MCCOMBS 1, LTD.

CITY OF SAN ANTONIO

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
11-26-03	112603	TOB3	160.00	.00	160.00
CHECK DATE	11-26-03	CHECK NUMBER	10376	TOTAL >	160.00
				.00	160.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

KOONTZ MCCOMBS 1, LTD.

755 E. MULBERRY, SUITE 100
SAN ANTONIO, TX 78212

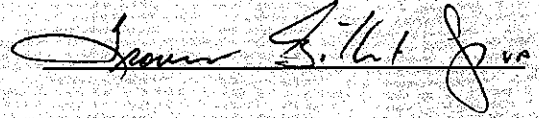
FROST NATIONAL BANK
SAN ANTONIO, TX 78296

30-9 01
1140

DATE November 26, 2003 CHECK NO. 10376 AMOUNT \$*****160.00

Pay: *****One hundred sixty dollars and no cents

PAY TO THE ORDER OF CITY OF SAN ANTONIO
P.O. BOX 2910
SAN ANTONIO, TX 78299-2910



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000010376⑈ ⑆114000093⑆010439770⑈